

# - 705 N. JUANITA, REDONDO BEACH 90277 - UPGRADES AND IMPROVEMENTS

This property is virtually new and it has been taken down to the studs for a complete remodel. All systems are new and many additions were made during the long process of the build. All the work has been permitted by city of Redondo Beach and the permits are on file with the city for review.

## 1. New Systems throughout

- New plumbing
- New electrical
- New HVAC (New ducting, furnace, vents, condenser)
- New Tankless water heater
- New Windows (Title 24 efficient)
- New skylight and raised ceiling
- New Drywall throughout
- New irrigation
- New CAT 6
- Whole house speaker system - zoned

## 2. Front Yard & Side Yard

- Professional landscaping installed at the front of the home.
- Turf installed on the side yard.
- New Malibu lighting
- Front yard irrigation system
- New drainage installed at the exterior of home
- Ficus trees along the back yard fence planted for wind protection and extra privacy.
- New Olive tree planted for Curb appeal
- New Side gates

## 2. Frontage

- New Double door
- Ring doorbell and Ring security cameras on the perimeter
- New Smooth stucco and fresh paint on exterior and trim.
- New garage door with custom stain.
- New roof top Wood siding with matching stain.
- new exterior lighting.

## 3. Roof

- New Shingle roof (Title 24 cool roof)

## 4. Rooftop Deck

- Entirely New roof deck. \*This deck did not previously exist and was built and installed to code and with city permits.

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**Sotheby's**  
INTERNATIONAL REALTY

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- New Trex-style decking
- New Lighting
- New Storage room. (Contains HVAC unit with possible use for storage, playroom, creative space, etc) **\*Not included in Assessor square footage.**

**5. Entry**

- New Engineered wood flooring

**6. All Bedrooms**

- New Red Oak closet doors
- New Red Oak interior doors
- TV hookups

**7. All Bathrooms**

- New tile
- New bathtub (Downstairs)
- New custom vanities
- New fixtures

**8. Kitchen and Dining Nook**

- New lighting throughout
- New appliances (Range, vent hood, microwave refrigerator, beverage refrigerator)
- Soft close and under cabinet lighting
- New Italian-style custom cabinetry
- New tile
- New fixtures
- New Island
- Quartz countertops

**9. Family Room**

- 2 New picture windows added to capture Ocean and Palos Verdes Views.

**10. Garage**

- New fire-rated interior garage door
- New Garage door opener
- New exterior Garage door
- Motion sensor lighting

**11. Laundry Room**

- Laundry room in hallway (stackable or side by side with storage area)

**12. Stairs**

- New railing

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